



- A detached family home in a quiet village
- Spacious lounge/dining room leading into conservatory
- Modern and contemporary kitchen
- Three generous sized bedrooms
- Immaculate shower room with good quality sanitary ware
- Single garage and easy driveway parking

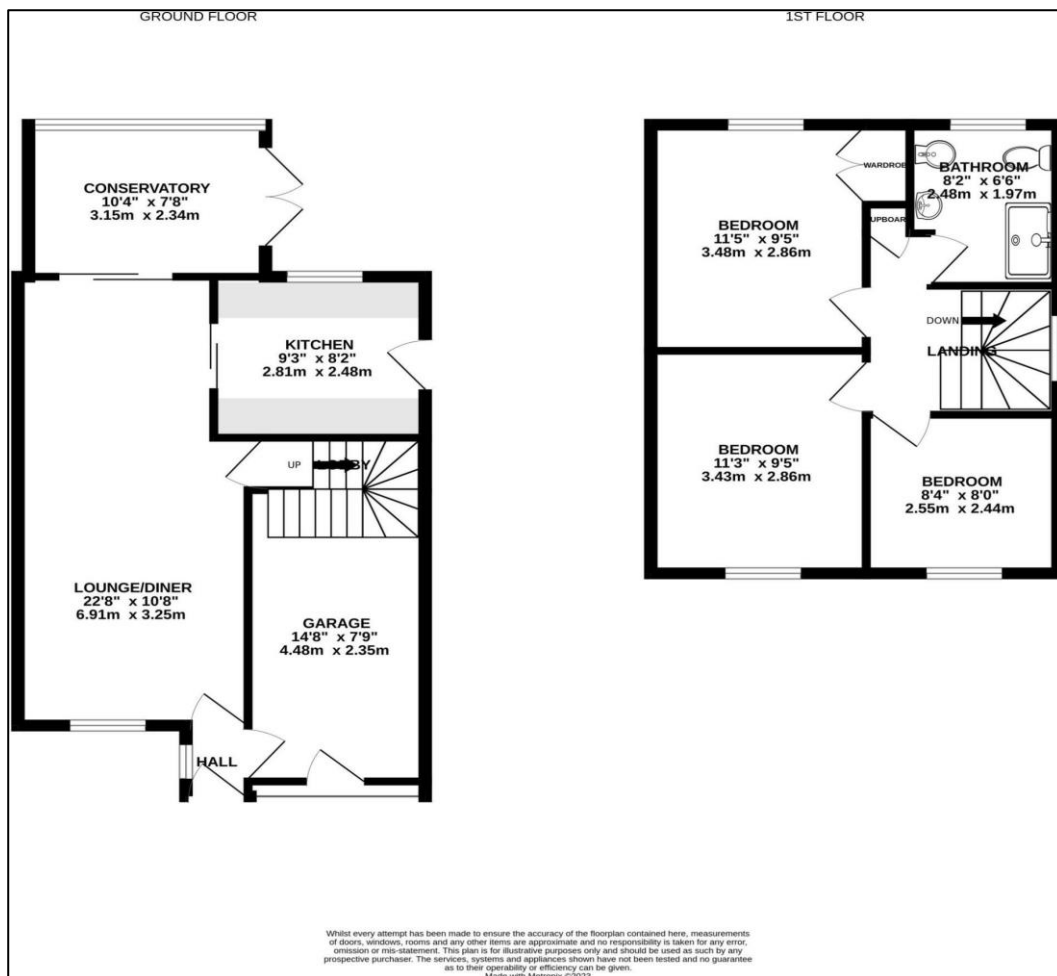


'A fantastic detached family home set in a popular village with plenty on offer and is only a short walk from open fields and countryside!'

Located on a well-presented development, this three bedroom detached family home is in immaculate order and has undergone significant updating and improvement by the current owners over the period of their ownership. The property enjoys an entrance lobby with a handy door into the garage. The lounge/dining room is particularly spacious and opens into a light and bright conservatory which overlooks the garden. The property also enjoys a really tasteful kitchen and a door out to the rear. On the first floor there are three very generous sized bedrooms and a modern and contemporary shower room with shower enclosure, hand basin, wc and bidet. The property has gas central heating and double glazing. Externally the front of the property is laid to brick paving providing easy parking in front of a single garage with electric door. At the rear there is an exceptionally private garden with patio area leading up to a well maintained lawn and to the far end is a timber summerhouse with a sheltered deck area. Side access pathway.

Coleford is a quiet Mendip village with a family orientated feel. There are plenty of basic amenities on offer including village store, doctors surgery, a village pub and Primary school to name just a few and they are all within walking distance. The village is easily commutable to Bath, Frome or Midsomer Norton.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.